

# GRANDVIEW HISTORIC DISTRICT PRESERVATION HANDBOOK

PLAT

- 9f -

## GRANDVIEW

~ ADDITION ~

- to -

•• WENATCHEE ••

CRELAN Co., - WASHINGTON.

~ SCALE: 1 in = 200 ft ~

- A.E. Downing - Dec. 1902. -

**ACKNOWLEDGMENT**

State of Washington  
County of King

I, O. C. M. G. in and for the State of Washington, residing at Seattle, King County in said State, duly commissioned surveyor and qualified do hereby certify that on this 17 day of January A.D. 1903, before me personally appeared Thomas Burke to me known to be the President and C.M. Conner to me known to be the Secretary of the Wenatchee Development Company, the company described in and that executed the foregoing dedication and acknowledged that he said President and Secretary they signed and sealed the same as their free and voluntary act and deed for the use and purpose therein mentioned and that said company also signed sealed and executed said dedication of Grandview Addition to Wenatchee, Clelan Co. Washington as its free and voluntary act and deed for the use and purpose therein mentioned.

Given under my hand and official seal this 17 day of January, A.D. 1903.

(Signed) O. C. M. G. Surveyor  
Notary Public in and for the State of Washington, residing at Seattle, in said State.

Examined and approved this 3 day of March, A.D. 1903.

(Signed) Conrad Ross  
Chairman

State of Washington  
County of Clelan  
Filed for record at the request of Arthur G. C. on this 3 day of March, A.D. 1903 at 10 o'clock P.M. and recorded in book 1 of Plats on page 53 of the records of said County.  
(Signed) C. J. Tron Auditor



**DEDICATION**

Know all men by these presents, that the Wenatchee Development Company, as herein for example of the Grandview Addition to Wenatchee, Clelan Co. Washington, hereby dedicates this plat and hereby agrees to reserve for use of the public forever all streets and alleys placed thereon, excepting and reserving, however, to the grantees herein the right to, upon, along, through, over and across all streets and alleys in said plat for the following purposes:

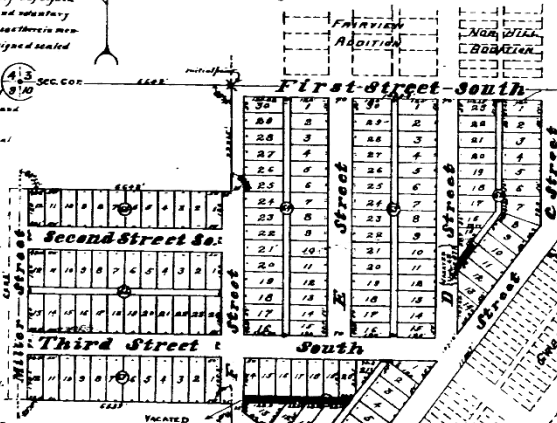
First: To lay and maintain wires and mains for the transmission of water, gas and other substances.

Second: To construct, operate and maintain lines, railways, trackage of horse, cable, electric or other motive power.

Third: To construct, operate and maintain lines of electric overhead brackets, conduits and other structures above or below the surface of the ground as may be necessary for the transmission of distribution and use of electricity.

In witness whereof the Wenatchee Development Company has caused these presents to be executed by its President and countersigned by its Secretary thereunto duly authorized and its corporate seal to be hereunto affixed, all in pursuance of a resolution of its board of trustees this 17 day of January, 1903.

The Wenatchee Development Co.  
by Thomas Burke President  
Contra-signed  
C.M. Conner Secretary



**DESCRIPTION**

Beginning at the corner of Sections Three, Four, Nine and Ten (3/4) Township Twenty-two (22) North Range Twenty (20) East, thence running in an easterly direction along line between Sections three and ten across Township and Range a distance of 888 feet to the initial point thence continuing in an easterly direction along line between said Sections three and ten across Township and Range a distance of 1888 feet to a point intersecting the easterly line of C Street, thence measuring a deflection angle of 30° 12' right and running in a southerly direction along easterly line of C Street, also westerly boundary line of the second West Northern Plat of Wenatchee a distance of 460 feet to a point intersecting the easterly side of King Street, thence measuring a deflection angle of 36° 45' right and running in a southerly direction along southerly line of King Street also southerly boundary line of the second West Northern Plat of Wenatchee a distance of 1160 feet to a point intersecting the southerly line of Fourth Street South, thence measuring a deflection angle of 88° 28' right and running in a southerly direction along southerly line of Fourth Street South also southerly boundary line of Home Land and Addition to Wenatchee, Wash a distance of 838 feet, thence measuring a deflection angle of 33° 12' right and running in a northerly direction a distance of 863 feet, thence measuring a deflection angle of 88° 18' left and running in a westerly direction a distance of 863 feet to a point intersecting the line between Sections Nine and Ten across Township and Range thence measuring a deflection angle of 89° 51' right and running in a northerly direction along line between said Sections Nine and Ten a distance of 888 feet, thence measuring a deflection angle of 88° 21' right and running in an easterly direction a distance of 884 feet, thence measuring a deflection angle of 88° 48' left and running in a northerly direction a distance of 333 feet to the initial point containing 33.88 acres more or less. Dimensions of lots and blocks as shown on plat.

Approved by the common council of the City of Wenatchee this 3 day of February A.D. 1903  
J.B. Palmer Clerk  
John D. O'Neil Mayor

## Introduction

The following handbook is the result of a collaborative effort between the residents of the neighborhood, the Historic Preservation Board, and the City of Wenatchee. The District was originally established in 2005 through a vote of the residents. Since the District formation, there have been significant property owner concerns raised about the implementation of regulations developed for the District. Many of the property owners felt as though historic preservation was not implemented as they understood at the time of formation. Some residents voiced concerns that there was a disconnect between the original *Design Standards for the Grandview Historic District* developed prior to formation and actual adopted City code developed after formation of the District. Concerns came to a head in 2010 with some property owners calling for the dissolution of the Grandview Historic District.

A public meeting was held on September 28<sup>th</sup>, 2010 at the North Central Regional Library in which the Mayor of Wenatchee asked residents to consider working with the City Planning Department to review and re-write the regulations to meet the expectations of property owners. As an example, one such expectation voiced by the property owners was clarification of the process of disbanding the District. Other expectations included reducing governmental oversight for typical maintenance, simplifying the process of implementation, reducing board oversight, and creating accountability of government within public streets and parks.

City Planning Staff proceeded to work with property owners over the course of two years to change these standards to be compatible with expectations of property owners. The overall themes requested by property owners are to provide the absolute minimum amount of governmental oversight and yet still maintain a historic district. In other words, you will find that the standards provided here are intended to provide as much information as possible to achieve voluntary compliance and yet specify enough core requirements to preserve the District as a qualifying entity under federal and state requirements.

It is the hope of the residents and the City that this District will not only be preserved but continues to thrive in its historic quality over time through pride of ownership, education, and improved property values. The underlying goal of this effort is to enhance this neighborhood such that it is a sought after place to live like many historic districts throughout the nation.

If, at any time, this vision is lost, property owners are encouraged and requested to bring this to the attention of City staff and elected officials. Implementation of historic district standards is

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difficult and it is recognized by the City that the neighborhood must be supportive of the Grandview Historic District in order to achieve success.

# Grandview Historic District Preservation Handbook

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## History and Background

The Grandview Historic District (GHD) is a historically important area of the City where many of Wenatchee's pioneer families built their first homes, worked nearby or established important industries elsewhere in the city. As an established residential neighborhood, the GHD is recognized by its consistent land uses, continuity of streetscapes and repeating patterns of site design and landscaping. Several plats are included in the "district" including the *Amended Great Northern Plat* (the first plat of Wenatchee, 1892), the *Grand View Addition*, dedicated in 1903, and *Jackson Place Addition*, platted in the 1920's.

The direct relationships of many properties to important people in Wenatchee's local history are significant and supported the designation of the historic district. The overall historic integrity of setting, design, materials, feeling and association remains relatively strong in the GHD neighborhood. This area is recognized as having the greatest number of historic intact properties remaining in the City.

Preserving the city's heritage has become increasingly important to property owners and residents as the city continually loses historic resources and neighborhoods' character is threatened. The older buildings serve as a visual record and "link" to those earlier residents who worked hard to create the high quality environment that we enjoy today. Preserving older buildings also has economic benefits. Individual property values are protected, even enhanced, when properties in the same neighborhood are sensitively maintained.

After conducting historic property surveys, property owners from the Grandview area were contacted and it was determined that a historic district was of interest to them. Subsequently, a committee was formed from interested property owners in the surveyed areas. Hundreds of hours were spent meeting with property owners, learning about other historic districts in the country, and meeting with state and city officials to determine a course of action. A document of *Design Standards for the Grandview Historic District* was drafted in cooperation between the property owner committee and City historic preservation staff. In 2005, GHD property owners voted in support of designating the city's first and only local historic district.

A historic district is very similar to placing covenants on a neighborhood like many modern subdivisions. The following historic district provisions are intended to preserve this unique neighborhood as desired by the residents and property owners in a manner also meeting state and federal historic preservation standards which provide specific tax incentives for property

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owners. Historic preservation programs have been developed by the public to recognize historic resources nationwide. Even with these public incentives, the success of the Grandview Historic District ultimately depends on property owner support.

## **Purpose/Intent**

The intent of the Grandview Historic District Preservation Handbook is to:

1. Support the historic character as an asset of the neighborhood.
2. Preserve the original character and integrity of the area's historic buildings, sites, landscapes and the distinct sense of neighborhood.
3. Recognize that a neighborhood is made up of individual properties and ownerships and that the actions of one owner can impact the overall character of the neighborhood.
4. Allow for cost effective ongoing maintenance and improvements to properties.
5. Encourage the historic rehabilitation of structures within the Historic District.
6. Ensure new development and renovations are compatible with the historic character of the district.
7. While restoration of properties to their historic nature is encouraged, the intent is to preserve the historic character of the neighborhood that exists today and not require retroactive restoration of individual structures.
8. Provide guidance for the maintenance of public streets and parks.

## **Approach**

The approach to achieving historic preservation is to use this Preservation Handbook to provide property owners, City of Wenatchee staff and the Historic Preservation Board with the "tools" to evaluate proposed changes to properties within the Grandview Historic District.

The following principles guide the development and implementation of the GHD:

- **Grassroots:** In order for the district to be effective, active participation and support by GHD property owners is necessary. The original creation of the historic district by the City was as a result of a grassroots effort. This grassroots effort is the basis for success. Adaptation of

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the standards over time is necessary and encouraged; the property owners and City must work cooperatively on adaptations.

- **Neighborhood Appearance:** GHD design standards emphasize preserving the character-defining features of properties and structures directly visible from and facing the street, not including alleys. This standard is critical to maintaining the look of the neighborhood as a special place in the City. Those portions of properties not visible from the street are encouraged to voluntarily comply with historic preservation standards.
- **Historic District:** The overall impact on the district of proposed actions will be taken into consideration in the review of applications and for compliance with these standards. Some of the standards are written specifically to discourage dissolution of the District by the loss of contributing historic properties. Standards are also written such that changes to existing properties or new construction has a minimal impact on the historic district's character.
- **Maintenance and Preservation:** Modifications to historic structures are expected in order to adapt to modern needs and building codes. These standards and the City code are intended to support cost effective maintenance. In order to meet this objective, allowance of modifications to structures should be permitted as long as the modifications do not cause irreversible damage to the historic structure. This sets a threshold for modifications to structures that preserves the appearance of the District and provides the opportunity for future restoration of individual structures if the owner so chooses.
- **Additional Property Considerations:** Additional standards apply to properties within the Grandview Historic District that are currently under a Historic Preservation Special Property Tax Valuation Agreement, and/or that are also individually listed on the City of Wenatchee Register of Historic Places. Applicants are advised to speak with staff early in project development to help understand which standards apply to an individual property.
- **State and Federal Requirements:** Development within the district and the application of these standards are intended to comply with the *Secretary of the Interior's Standards for Rehabilitation*, with local flexibility and control to keep the GHD listed on the Wenatchee Register of Historic Places.



# User Guide

The first step to take before using this Handbook is to determine which of the following categories a property falls into:

1. If a property is located within the Grandview Historic District (see Appendix B for a map), the provisions of this Handbook apply and the review process is provided in Appendix A.
2. If a property within the Grandview Historic District is also individually listed on the City of Wenatchee Register of Historic Places, the provisions of this Handbook apply in addition to the Review Process pursuant to Wenatchee City Code (WCC) 2.36.170. Contact City staff for assistance.
3. If a property within the Grandview Historic District is currently under a Historic Preservation Special Property Tax Valuation (SV) Agreement pursuant to Wenatchee City Code 2.36 (V.), the provisions of this Handbook apply in addition to the review terms pursuant to the Agreement. Contact City staff for assistance.

If property owners have any question about which category their property falls into, please contact historic preservation staff.

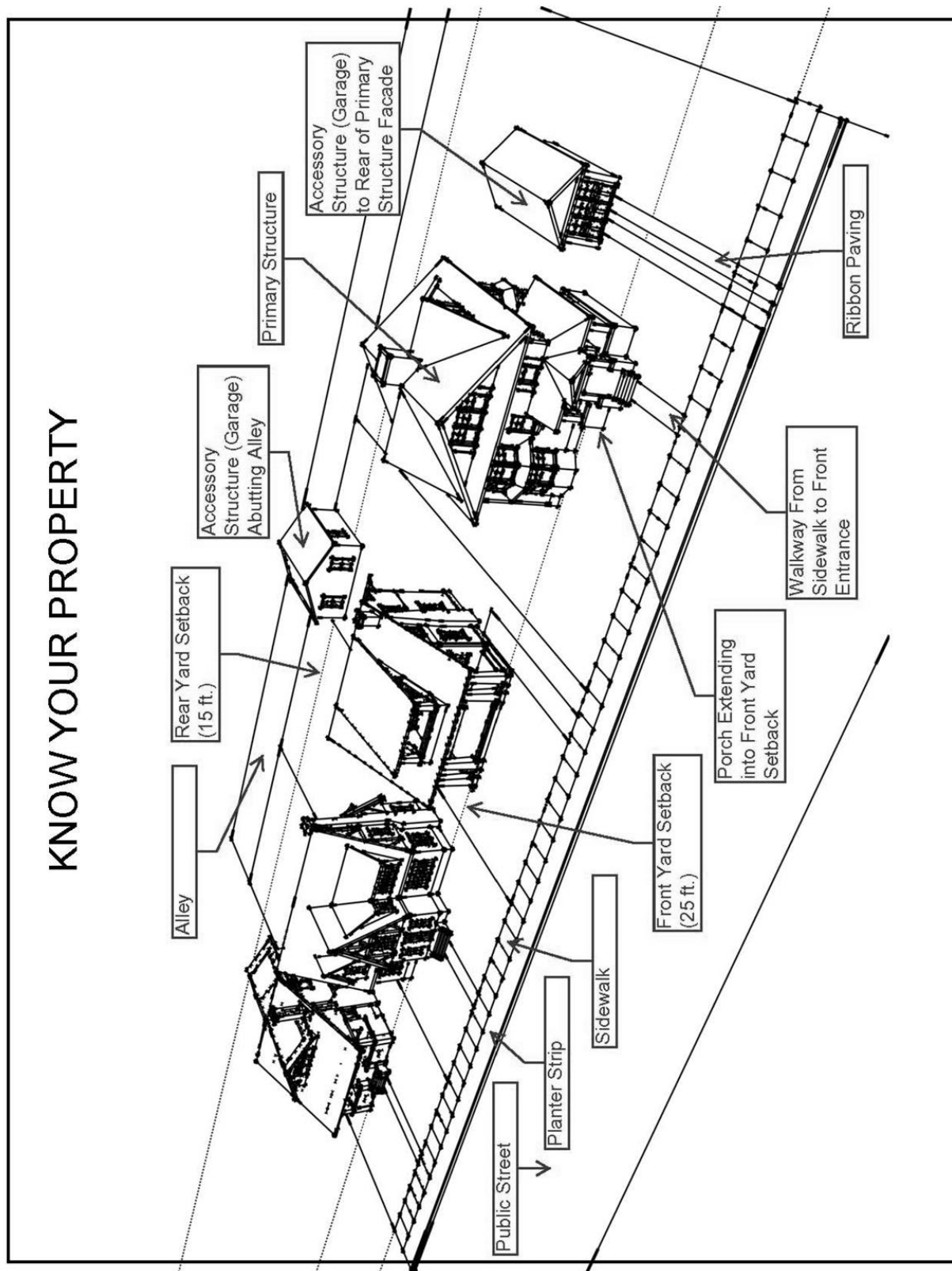
Next, it's extremely valuable to know the architectural style of the house and common associated features to help understand how historic preservation provisions apply to a particular property. The following "Primary Structures" chapter includes an "Architectural Styles Overview" section that depicts common styles found in the Grandview Historic District. You can also contact staff for access to property-specific survey information that is available from City records.

Finally, before beginning any work, if a property owner is interested in applying for Historic Preservation Special Property Tax Valuation for proposed work pursuant to Wenatchee City Code 2.36 (V.), it is important that they contact historic preservation staff to ensure that the property and improvements qualify.

## **Know Your Property**

In order to help understand how the provisions in this Handbook apply to your property, it is important to understand common property features and terms used. The following sketch is an

example block from the Historic District, identifying common features/terms used in this Handbook.



## How to Use Handbook

The Handbook is broken into Chapters addressing - Primary Structures, Additions to Primary Structures and Accessory Structures, Site Design and Landscaping, and Streets, Alleys, and Parks. Each Chapter includes a “Background”, and topic-specific Sections, such as “Foundations”, “Accessory Structures”, “Setbacks”, and “Sidewalks”. Each Section includes “Intent”, “Standards”, and “Options and Guidance” subsections in the order shown below.

### **Section**

*The title of each Section is listed here. The Intent, Standards, and Options and Guidance are found within each Section.*

#### **Intent:**

*The intent paragraph gives a brief overview of the specific section topic and identifies key features and themes that are intended to be preserved in the District. The intent section also provides guidance for property owners and the Historic Preservation Board when seeking alternative compliance.*

#### **Standards:**

*The listed standards found in each section are required to be followed on portions of the property visible from the street to preserve the historic character of the District as a whole. For this purpose, alleys are not considered public streets.*

*Visible from a public street shall be determined by whether the work is visible from any location while standing on the public sidewalk in front of the subject property and/or adjacent properties.*

*In cases where standards do not directly apply, “Options and Guidance” provide additional information and alternative ways to meet the intent of the “Standards”.*

#### **Options and Guidance:**

*Options and Guidance are not required provisions. They provide additional information for meeting the intent of each section, and provide alternative options to meet the intent that may require Historic Preservation Board approval and/or staff review.*

# Primary Structures

## Background

Primary structures in the historic district are typically the original home or commercial building that dominates the property in size and use relative to any other structures. These historic structures are noticeable to the average person traveling through the District and represent historic qualities and designs typical of quality neighborhoods developed in the early 1900's. Examples of this are identified throughout the district as primary entrances to residential structures face the street and not the rear or interior yards. Many residences have front porches, windows, and projecting features such as balconies, bays and dormer windows facing the street, which all help identify the house's front façade as the most important contribution to the historic character of the Grandview Historic District.

This chapter applies to new construction of primary structures, and alterations or modifications to existing primary structures. This chapter does not specifically address additions to primary structures, or modifications to or construction of accessory structures; however, the styles presented below provide valuable information that can be used when designing additions and accessory structures.

The objective of this chapter is to preserve the historic character of the District through providing a set of standards geared toward preservation of individual primary structures as visible from the street. This is accomplished by repeating common materials and construction details to help continue the sense of character, rhythm, and historic continuity of the Grandview Historic District. The standards are addressed by key structure elements visible from the street, including foundations, exterior siding, roofs, windows and doors, and porches.

The following Architectural Styles Overview is provided to help illustrate the overall intent of the standards and the impact architectural styles have on neighborhood character.

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## **Architectural Styles Overview**

The Grandview Historic District consists of residential properties that are mostly single family homes with a few converted or actually built for multi-family uses. These residential properties consist of an array of residential architectural styles that include *transitional Queen Anne, Four-Square, a few Victorian, Craftsman Bungalow, Colonial Revival, Craftsman/Prairie, Tudor Revival, (some with English Cottage variations), Mediterranean, Mission Style, Prairie, Shingle Style/English cottage and "Vernacular" houses with influences from a variety of architectural styles*. There is also an extensive stock of *auto garages*. They are found at the back alley entrance to properties, and constructed of compatible styles and of similar materials to primary homes.

The below styles and features provide an architectural foundation supporting the standards and promoting preservation in the Grandview Historic District.

In general, style is the vocabulary used to classify structures according to their appearance, structure, materials, and historic period. Structures are said to belong to the same classification (or style) when they share many of the same features. Here's a quick checklist of some common features that define a style:

- historic period
- roof form and pitch
- structure size and number of stories
- window size, shape, and placement
- door shape and placement
- decorative details such as brackets and cornice trim
- construction materials such as brick, stucco, or wood.
- footprint and floor plan

The following pictorial representations of common historic styles for the District generally call out the important features of that style and are not intended to depict all the features from a style.

**AMERICAN FOUR-SQUARE (1895 – 1930)**



**Features:**

**General**

- Boxy Shape: The house is nearly a cube, often slightly deeper than wide to better fit city lots, with two full stories and an attic with large dormers.
- Minimalist Style: There are Four Squares with art glass, bays, and tiled roofs, but in general the “style” of the house is subtly announced in the use of simplified motifs.

**Exterior Siding**

- Shirtwaist: a belt course below the windows of the second floor, separating the different materials used on the first and second floors (stone below and stucco above, for example).
- Exterior detailing influences: The versatility of the foursquare, usually built without an architect, lent itself to endless variations and architectural influences.

**Roof**

- Hipped Roof: a hipped or pyramidal roof with wide overhangs on all sides.
- Rafter ends are typically exposed.
- Deep overhanging eaves often sport brackets, modillions or a classical frieze with dentil detailing.

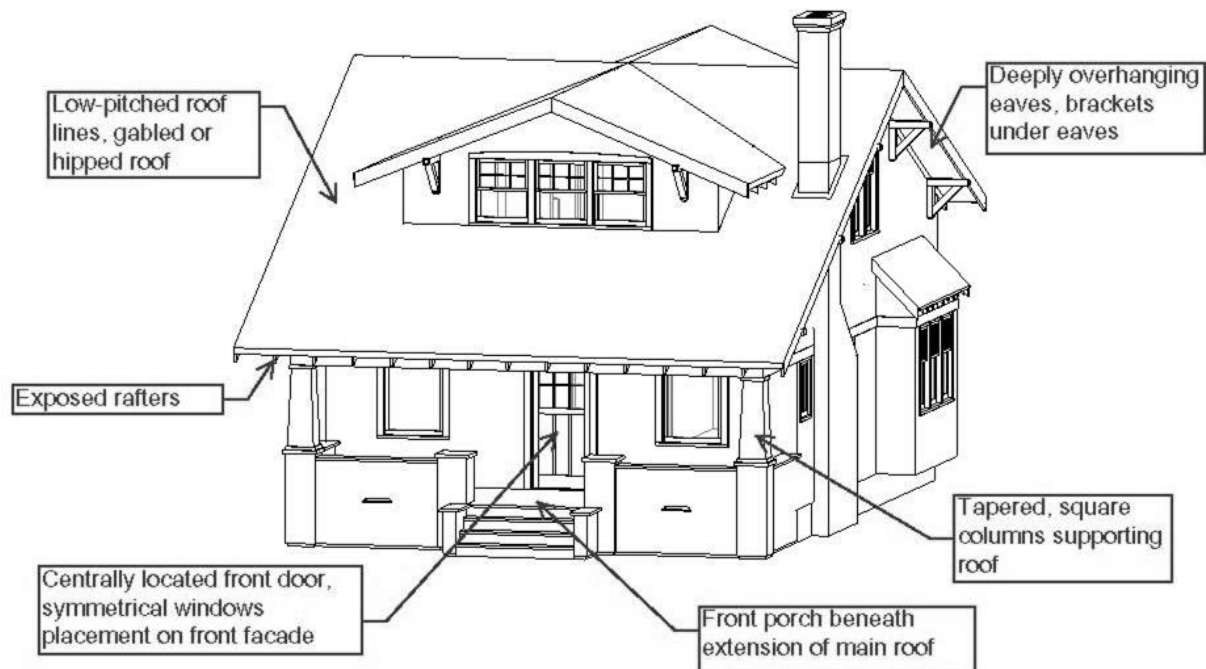
**Windows**

- Large Grouped windows
- Windows are double-hung with single large panes in the bottom sash and vertical divided panes in the upper.

Porch

- Wide Front Porch: Of the type architects call a "piazza" that extends the full width of the house, but rarely wraps to either side.
- The porch is usually supported by Doric columns or square posts.

**BUNGALOW**



**Features:**

The bungalow style typically has some combination of the following:

General

- Open floor plan
- 1–1½ stories, occasionally two
- Built-in cabinetry, beamed ceilings, simple wainscot most commonly seen in dining and living room.
- Large fireplace often with built-in cabinetry, shelves, or benches on either side

Roof

- Low-pitched roof, gabled or hipped.
- Deep eaves with exposed rafters

- Dormers, shed, hipped or gabled.

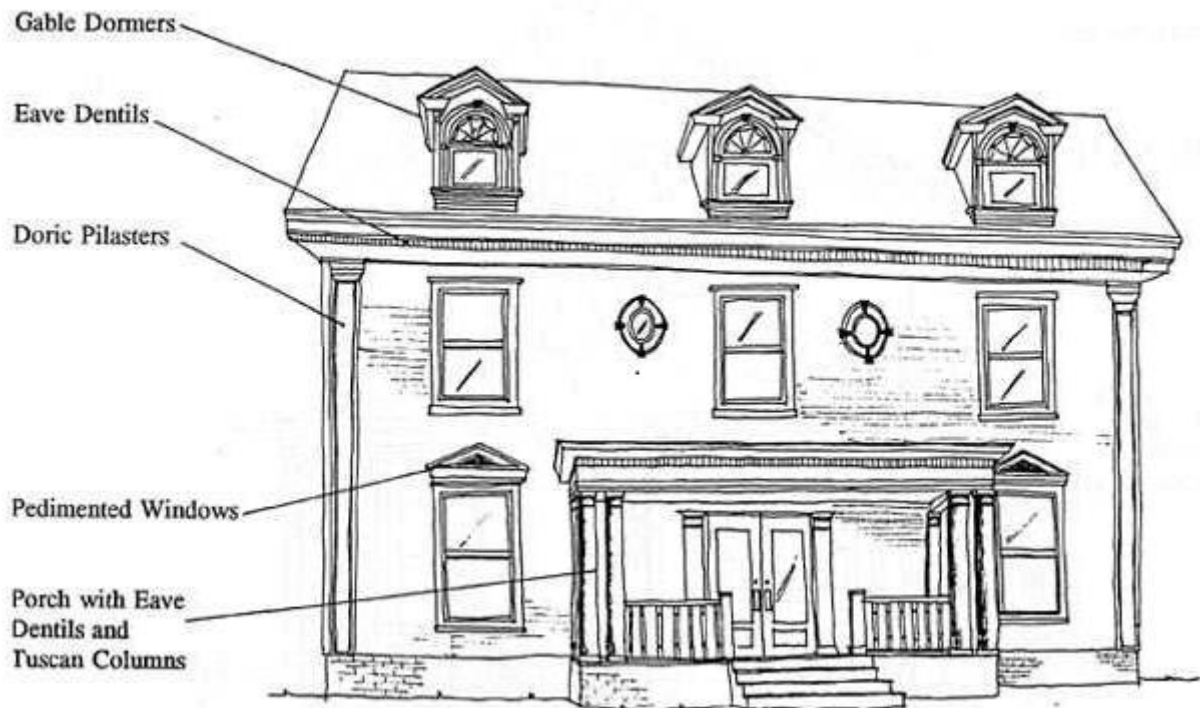
Windows

- Windows were typically double hung with multiple lights in the upper window and a single pane in the lower, often seen in continuous banks. Simple, wide casings.

Porch

- Large, covered front porches with massive columns under extension of main roof.
- Decorative knee braces

**COLONIAL REVIVAL STYLE (1890 – 1920s)**



**Features:**

General

- Volumes are symmetrical, simple and emphasize the horizontal.
- Classical cornices are universal with elaborate dentil molding.

Exterior Siding

- A fanlight placed above the main entrance and Adam decoration of garlands, swags and wreaths is profuse
- Pilasters at the house corners

Roof



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- Dormers are symmetrically arranged about facade centerlines, surrounded by pilasters and crowned with pediments.

#### Windows/Doors

- Entranceways and windows are distributed about the building's centerlines and ranked.
- Infinite variations of the three-part Palladian window are prominently placed on wall facades.

#### Porch

- Balustrades at balcony corners, above porches and along roof lines.

### **CRAFTSMAN/BUNGALOW STYLE (ca. 1910 – 1940)**



#### **Features:**

##### General

- One and half story
- Square house layout
- Emphasized the horizontal, with wide windows and wide roof eaves

##### Roof

- Low-pitch gable or hipped roofs – may be front, side, or cross gabled

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- Shed dormers
- Exposed Rafter ends (rafter tails) and knee braces (decorative brackets)
- Wide overhanging eaves

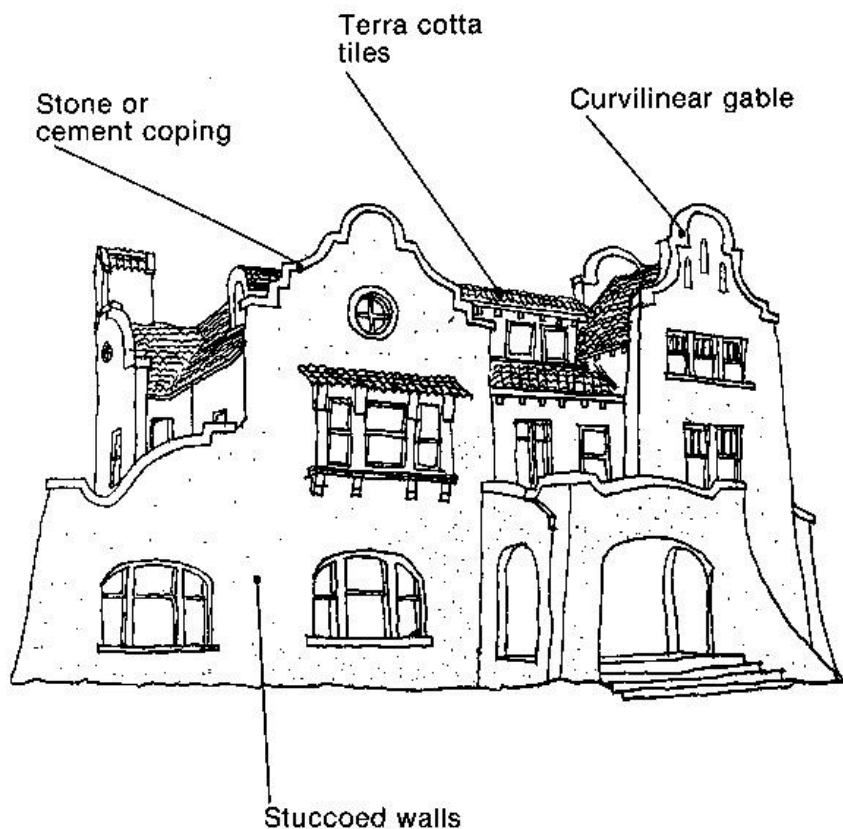
Windows

- Windows are double hung-sash with three or more vertical lights in the top sash and a single light bottom sash; typically 4-over-1 or 6-over-1

Porch

- Porches are large, broad and extend across the front façade; typically incised (beneath main roof). Porches are supported by square columns (often tapered) resting on stone, frame or brick piers.

**MISSION REVIVAL HOUSE STYLE (1890 – 1920):**



**Features:**

General

- Restrained decorative elements usually consisting of tile, iron, and wood
- Covered walkways

Exterior Siding

- Simple, smooth stucco or plaster siding
- Twisted columns
- Large square pillars

Roof

- Red tile roof
- Broad, overhanging eaves
- Exposed rafters
- Either hipped or gabled tile roof
- Roof parapets

Windows

- Arched entry and windows
- Round or quatrefoil window

Porch

- Arcaded entry porch

**PRAIRIE STYLE (1893-1920):**



**Features:**

General

- Horizontal lines
- Open floor plan
- Chimney (often centrally located)

Exterior Siding

- The clerestory wall usually rises above adjoining roofs.

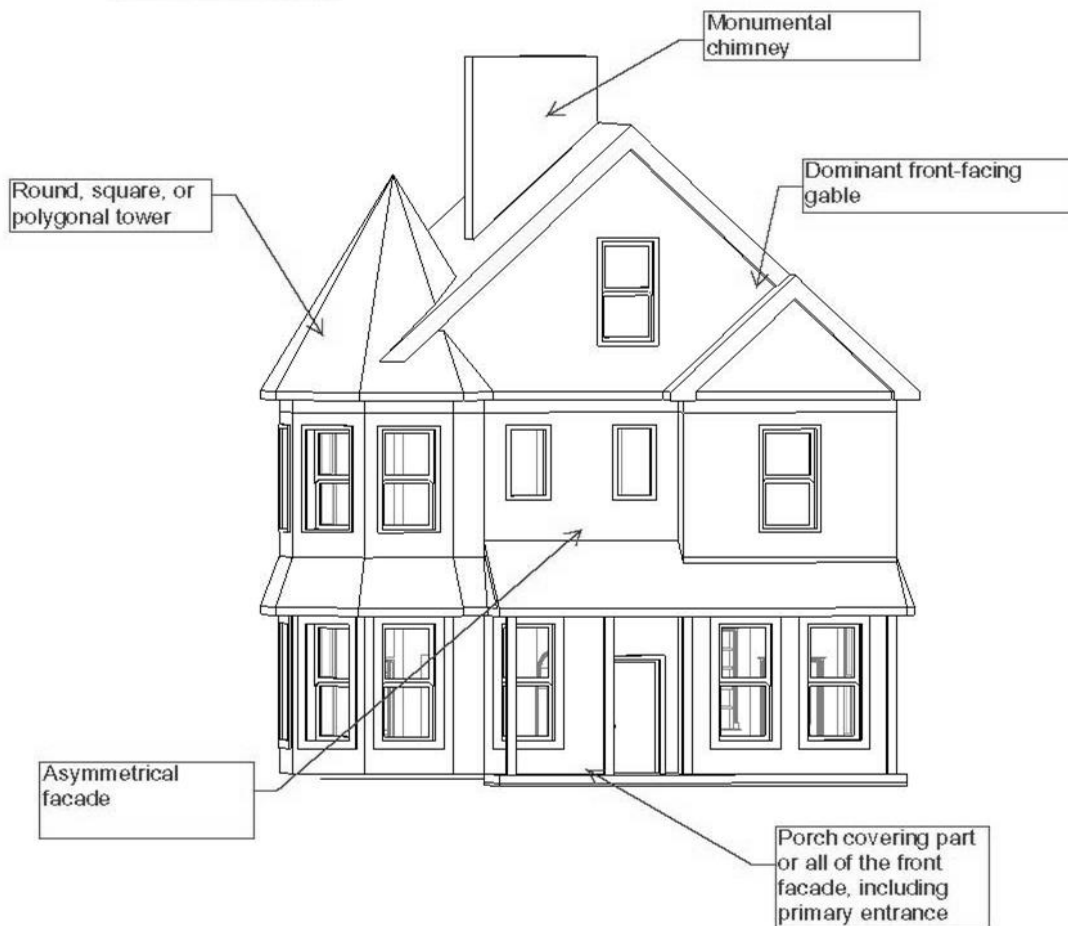
Roof

- Low-pitched roof
- Overhanging eaves

Windows

- Band of windows
- Clerestory windows - A clerestory is a band of windows along the very top of a room.

**QUEEN ANNE (VICTORIAN) STYLE (ca. 1870 - ca. 1910)**



**Features:**

General

- More is NEVER TOO MUCH with a Queen Anne
- Two Stories

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- Complicated, asymmetrical shape
- Ornamental spindles and brackets
- Round or square towers
- Corbels
- Corner towers, Turrets, or Projecting bays
- Parapets and brickwork are often variably colored and patterned and highly decorative

#### Exterior Siding

- Extensive exterior detailing
- Varied Wall surfaces textured with decorative shingles, patterned masonry, or half-timbering
- Front-facing gable - brackets or decorative verge board are often found in the gables

#### Roof

- Roof pitch may be quite steep with many irregular planes
- Front gable and side wings with decorative gable trim
- Dormers
- Brackets under the eaves

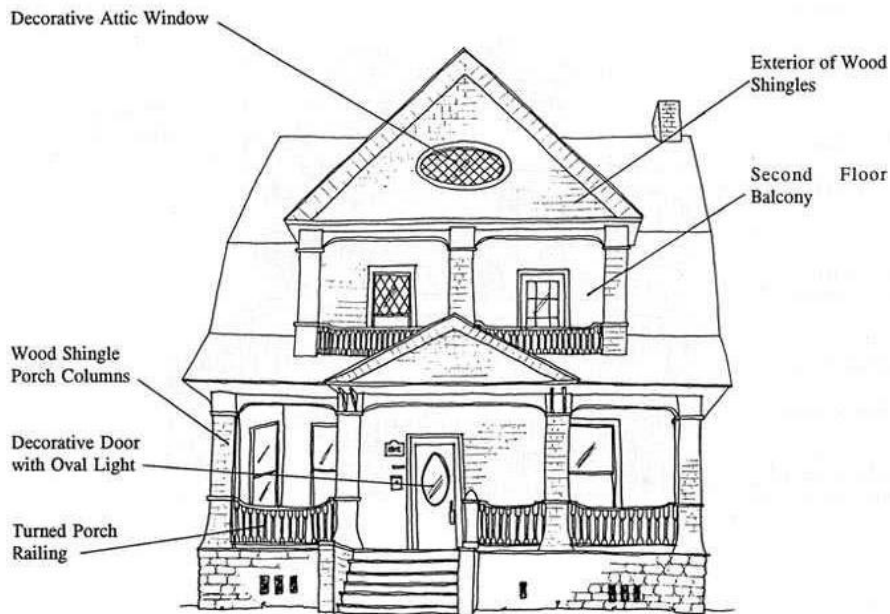
#### Windows

- Bay windows - windows are one-over-one sash or of small multi-light design
- Double-hung windows are relatively long and narrow.
- Ornate stained glass windows are not uncommon

#### Porch

- One-story porch that extends across one or two sides of the house; wrap around with milled columns and balusters
- Highly ornamented with spindle work, finials, roof cresting, and corner brackets
- Porches are often large with turned posts and decorative railings

**SHINGLE STYLE (1874 – 1910):**



**Features:**

General

- Asymmetrical floor plan – rambling floor plan

Roof

- Continuous wood shingles on siding and roof
- Irregular roof line
- High Cross gables - A gable is the triangle formed by a sloping roof. A building may be front-gabled or side-gabled.
- Eaves on several levels

Porch

- Porches

**Some Shingle Style homes also have these features:**

Exterior Siding

- Wavy wall surface
- Roughhewn stone on lower stories

Roof

- Patterned shingles
- Squat half-towers

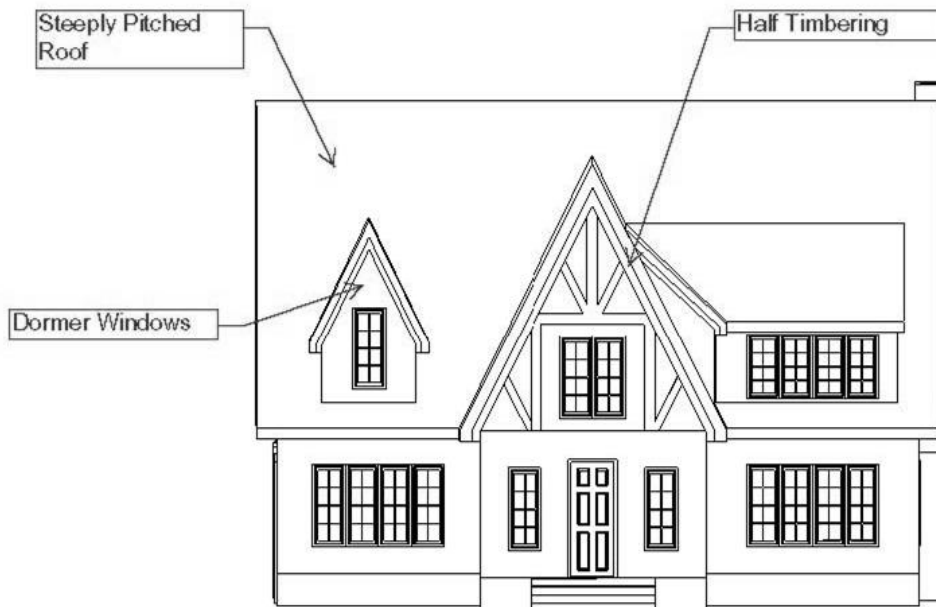
Windows

- Palladian windows
- Stone arches over windows

Porch

- Stone arches over porches

**TUDOR STYLE (1900-1940)**



**Features:**

General

- One –and-a-half story or Two-and-a-half story
- Massive decorative brick Chimneys

Exterior Siding

- Half-Timbering – decorative treatment that appears to expose structural elements
- Brick Veneer, stucco

Roof

- Steeply pitched roofs with intersecting gables and dormer windows
- Slate or terra cotta tile roofs

Windows

- Casement windows (hinged at the sides to open outward) or double hung windows are multi-paned, often with diamond shaped panes

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- When the casement windows are absent, double-hung windows take their place and have an arch incorporated into the upper sash or the trim detailing
- The street windows are usually vertical and independent

## **General**

### **Intent:**

Specific standards are provided for foundations, siding, windows and doors, roofs, and porches in the following sections. In addition, there are common standards that apply to most if not all features of the primary structure recognizing that structure's architectural style. The intent of this section is to provide general standards that apply to the entire primary structure. The standards are designed to preserve the front appearance and historic character of individual structures that make up the district as a whole, while providing for reasonable use of private property.

### **Standards:**

- 1) Original features and materials of existing structures shall be preserved through regular maintenance and upkeep.
- 2) Missing or deteriorated features shall be repaired when possible or replaced with like historic materials. Any missing or severely deteriorated features/elements shall be replaced based on documentation to match the missing or severely deteriorated features/elements.
- 3) Remodels, repairs, and modifications to existing structures shall be consistent with the overall architectural style, materials, and theme of the individual structure.
- 4) Existing materials that are not historic may be maintained or replaced when making repairs to the existing structure.
- 5) Non-historic and non-reversible modifications to existing structures shall not be allowed.
- 6) New primary structures shall be designed to complement the historic nature and character within the district and surrounding historically significant structures; individual new primary structures shall be of a consistent architectural design /style within themselves.



- 7) Do not introduce features of a new architectural style that does not exist in the district.

**Options and Guidance:**

- 1) Removing or correcting earlier, inappropriate repairs or additions is encouraged.
- 2) When original materials are not reasonably available considering time and expense, alternative materials may be used provided that they:
  - a. Demonstrate durability in this climate,
  - b. Have the ability to be repaired under reasonable conditions, and
  - c. Have the appearance of the historic materials being replaced.
- 3) The applicant should be aware that using alternative materials that are not of historic character and craftsmanship may:
  - a. Eliminate the property from the opportunity to receive Special Valuation,
  - b. Eliminate the opportunity for the property to be individually listed on the City of Wenatchee's Register of Historic Places, and/or
  - c. Require evaluation of the property by the Wenatchee Historic Preservation Board regarding the property's contributing status to the district.
- 4) The use of alternative materials may not be allowed on properties individually listed on the Wenatchee Register of Historic Places or for properties receiving Special Valuation.

**Foundations**

**Intent:**

Unique foundation materials, details, and craftsmanship are often found supporting historic structures that contribute to their overall character. Many materials such as stone, brick, and shiplap poured concrete are scarcely found in modern construction due to the cost, labor, and time involved. Many of these original materials will last for decades if properly maintained. It is the intent of this section to preserve original foundations and provide options and guidance where new foundations or repairs are necessary.

**Standards:**

- 1) Original foundations in sound condition shall be maintained and repaired when possible.

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- 2) New foundations associated with repair, remodels, or modifications to existing structures shall be of similar appearance to the original foundation including the visible height (reveal) above final grade.
- 3) New primary structures shall have foundations, where visible from the street, appropriate for their specific architectural style.

**Options and Guidance:**

- 1) Historic masonry materials typically consist of ornamental concrete block, poured concrete with stucco wash, river rock, rubble rock, brick or stone.
- 2) Modern materials of similar appearance to historic materials may be used when original materials are not feasible or available. Please refer to the general section for use of alternative materials.
- 3) If foundations are replaced with non-historic materials (in part or in whole), the foundation should be concealed from street view by landscaping, lattice, or similar means to obscure the foundation.
- 4) Within the district, most foundation reveals are in the range of 1 to 3 feet.

**Exterior Siding**

**Intent:**

The materials selected to side a structure are one of the significant visual characteristics seen from the street and provide decorative features of dimension, color, detailing and surface that are not easily replicated. Horizontal lap siding, shake shingles, stucco, and brick are the common building materials found in the district. It is the intent of this section to preserve the use of original siding materials and styles common to the District.

**Standards:**

- 1) Original siding shall be maintained and repaired when possible.
- 2) Structures shall be consistent with predominant materials used on structures of similar architectural style within the district. Appropriate materials found in the district include horizontal lap siding, shake shingles, stucco, and brick.

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- 3) Exterior wood finishes shall appear similar to those used historically. The lap dimensions of siding shall be similar to that found traditionally (i.e., four to five inches of lap exposure for residences and under 8 inch lap exposure for commercial). Horizontal siding shall be randomly laid out with no joints and/or breaks lining up.
- 4) The following materials shall not be used: plywood, exposed concrete block, metal, and plastic (vinyl) as they do not provide the decorative features of dimension, color, detailing and surface that are important to the visual characteristics of the district. It is noted that this standard does not apply to existing structures with these materials already in place.

**Options and Guidance:**

- 1) When repairing modified siding, match existing siding material. When existing siding is not available, alternative materials may be used. Please refer to the general section regarding use of alternative materials.
- 2) Restoration of original colors, or colors appropriate to the style and era of the structure, is encouraged.

**Roofs**

**Intent:**

Roofs are a principal structural element of any residence in form. They help define the character of the historic architectural style; whether gabled, hipped, or steeply pitched. Because of the architectural styles that were popular during the development of the historic district, many residences have steeply pitched roofs that are characteristic of Queen Anne, Tudor, and Victorian architectural styles. Hip and gable roofs are also common and are generally consistent with the array of architectural styles (such as prairie, mission revival, and craftsman) found within the district. Many of the houses have dormers in their roofs. Dormers add light into the dwelling as well as additional living space. The use of dormers is an element of many historic houses found in Wenatchee that is worth repeating and preserving. The intent of this section is to preserve roof forms typically found in the District amongst historic homes through standards addressing new or modifications to roofs.

**Standards:**

- 1) Repairs, replacement, rehabilitation, and alterations of the roof shall retain:
  - a. the original roof shape and pitch, or maintain traditional roof forms;

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- b. original types, sizes, colors, and patterns of roofing materials; and
  - c. original structural and decorative features such as gables, dormers, chimneys, cornices, parapets, pediments, frieze boards, exposed rafters or enclosed soffit, fascia and other ornamental details.
- 2) For new structures, traditional roof forms and scale as seen on historic structures in the district of the same architectural style shall be used, such as pitch, gables, ornamental details (chimneys, cornices, parapets, pediments, frieze boards, exposed rafters or enclosed soffit, fascia, etc.), and number and size of dormers. This shall also include the types and patterns of roof materials.
  - 3) Non-historic roof features (skylights, solar units, mechanical and service equipment) shall be placed on the structure so they are not visible from the street.
  - 4) If added, the top of a dormer's roof shall be located below the ridge line of the primary roof. The front fascia of the dormer shall be set back from the eave fascia. The dormer window shall be oriented to the window features below.
  - 5) When not following '1' and '2' above, roof materials shall be architectural composite shingles or other materials that convey a scale and texture similar to that which is traditionally used.

**Options and Guidance:**

- Modern materials of similar appearance to historic materials may be used for repair and maintenance of the roof when original materials are not reasonably feasible or available. Please refer to the general section when proposing to use alternative materials to repair, rehabilitate, and/or replace roofs.

**Windows and Doors (visible from the street)**

**Intent:**

Windows and doors are an important and highly visible feature of many historic structures which accentuate the character and architectural style of the house. Original windows and doors reflect a high degree of craftsmanship and quality of materials of the period. Commonly found features of historic windows include divided lights and/or a double sash. In addition,

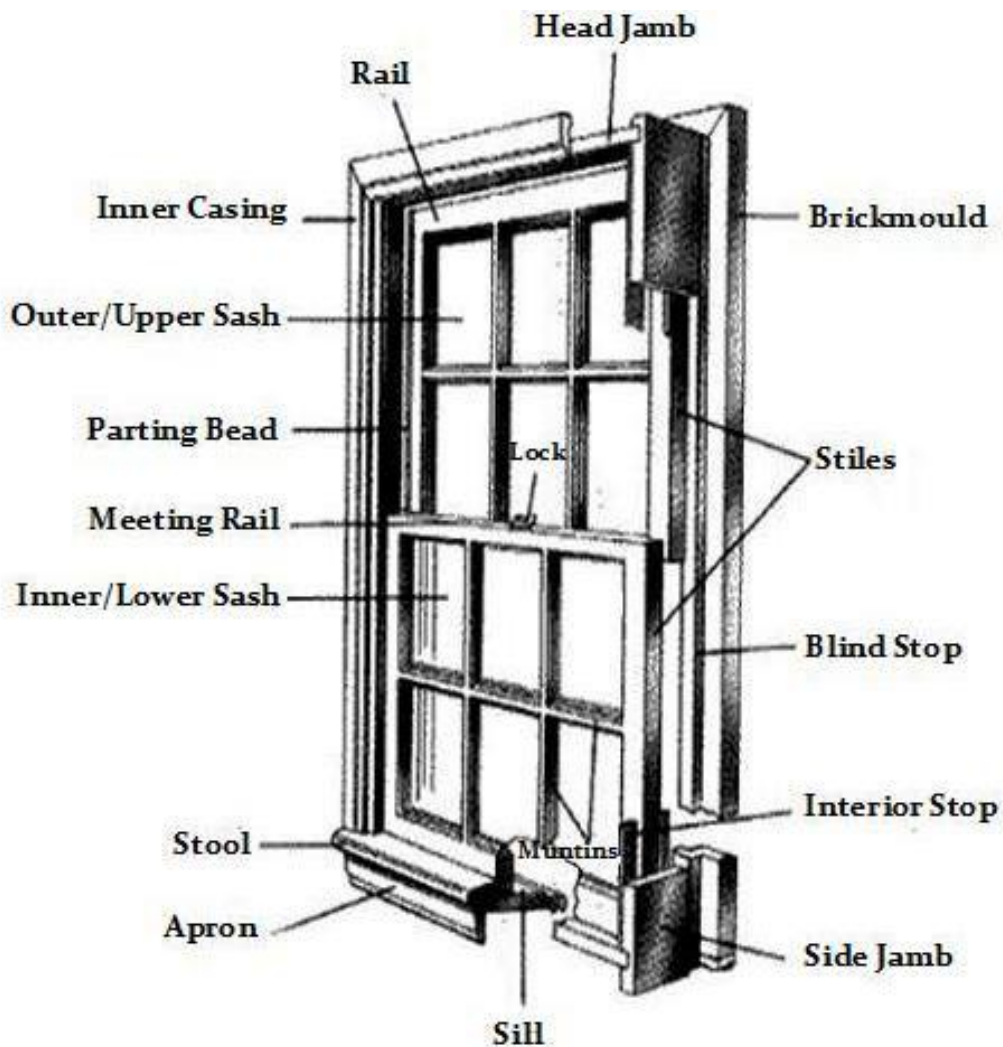
historic windows are predominantly inset from the building face, which creates depth and character - also referred to as "three-dimensionality".

The intent of this section is to recognize of the importance of the character defining features of historic windows and doors when viewed from the street and to encourage their preservation through maintenance.

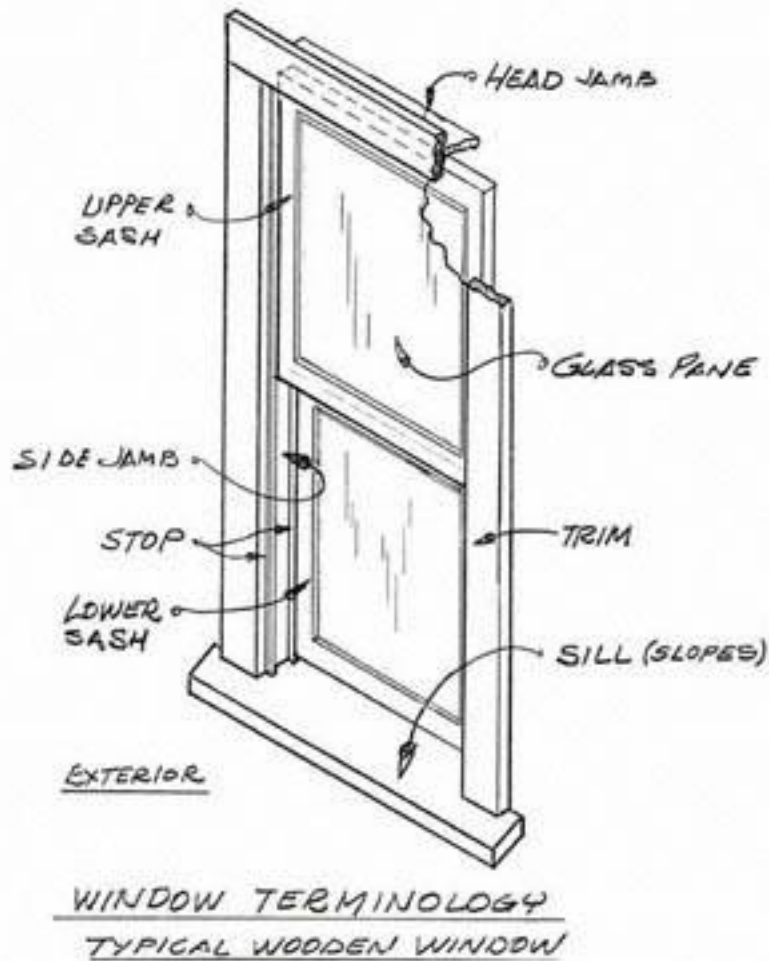
**Standards:**

- 1) Three-dimensionality shall apply to all windows; for purposes of historic windows, three-dimensionality refers to the setback of the sash from the face of the wall as depicted in the following figure.

**Internal Window view**



## External Window View



- 2) When replacing or renovating windows, windows shall match the size, style, placement, and features of the original windows, including the number and placement of divided lights.
- 3) New windows shall reflect the window patterns seen in the neighborhood and on the existing structure, if applicable. Openings shall indicate floor levels and not be placed between floors. Retain vertically proportioned windows.
- 4) New or replacement doors shall be consistent with the original door features, size, placement, style, and maintain the appearance from the street.
- 5) If an exact match is not possible or feasible when replacing windows and to avoid irreversible damage, consider and incorporate all of a window's characteristics including

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the window's importance in the facade when selecting a replacement; particularly when using energy efficient windows. The characteristics to retain are the window's frame and finish, mullion and muntin configuration and profile, glass-to-frame ratio, and its frame depth, thickness, details, and three-dimensionality.

- 6) Horizontal sliding windows shall not be visible from the street.

**Options and Guidance:**

- 1) Storm windows are an encouraged alternative to replacement of windows.
- 2) Horizontal sliding windows may be placed on the side and rear of the structure when replacement is necessary.
- 3) Awnings over doors and windows are historically seen in the district. A structure featuring awnings may retain and/or replace awnings with similar historically appropriate materials, such as canvas. Plastic or vinyl awnings are discouraged.
- 4) When repair is not feasible, reuse of salvaged doors and windows from other (similarly styled) historic structures is encouraged.
- 5) When replacement is necessary and the original door features, style, and location cannot be maintained or salvaged doors cannot be found, the door location, shape, size and architectural features should still be consistent with those found in the district.
- 6) Please refer to the general section when proposing to use alternative materials to repair, rehabilitate, and replace windows, doors, or awnings.

**Porches**

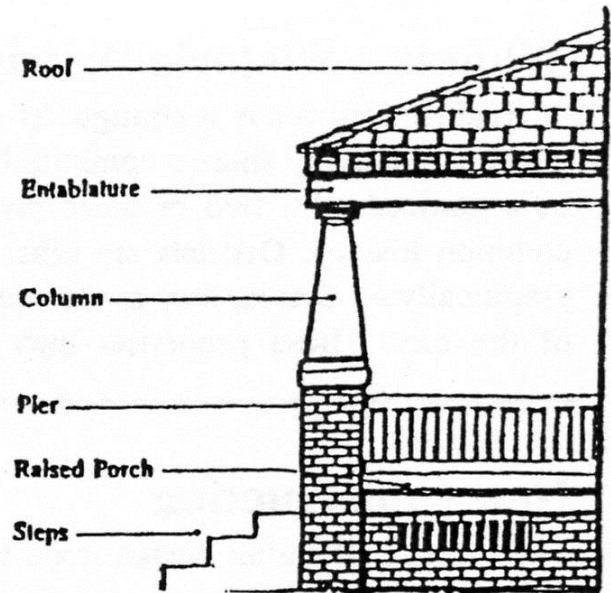
**Intent:**

Porches are common features of many 19<sup>th</sup>- and 20<sup>th</sup>- Century residential styles. In many residences, the porch is the most distinctive stylistic element of the design. Porches vary greatly, yet create an important relationship between the indoor and outdoor space. Porches, and alternatively porticos, define the entry to the residence. Placement of porches may be symmetrical, asymmetrical, wraparound, courtyard-oriented, or portico. A portico is a small covered walkway supported by columns that leads to the entrance of a building.

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Many of the houses in the Grandview Historic District and in many neighborhoods throughout Wenatchee have porches. The prominent architectural styles, such as craftsman, prairie, bungalow and Queen Anne, included front porches in their design.

Porches enhance a neighborhood for many reasons. They offer a place for people to partake in the activity of the neighborhood. They also contribute to the safety of the neighborhood by being large enough for people to sit and observe the public life of their street. The intent of this section is to preserve existing porches and encourage restoration of porches that have been previously modified from their historic nature.

**Standards:**

- 1) New front porches shall be large enough for people to sit and observe the public life of their street and neighborhood. Setbacks as described in the Site Design and Landscaping Section shall be adhered to.
- 2) New porticos shall only be allowed on appropriate historic styles; such as Colonial Revival. Setbacks as described in the Site Design and Landscaping Section shall be adhered to.
- 3) Porches and porticos shall orient the front of a house to the street and clearly identify the front door.
- 4) A porch or portico shall use similar materials to that of the primary structure.
- 5) Existing historic and proposed (style appropriate) porches and porticos shall not be enclosed.
- 6) Original porches and porticos shall not be removed from the primary façade and shall maintain the existing location, form, details and columns.

**Options and Guidance:**



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- 1) The size of a porch should relate to the overall scale of the primary structure to which it is attached.
- 2) On structures where no evidence of a porch or portico exists, a new porch or portico may be considered that is similar in character to those found on other similar historic structures, if appropriate to the overall architectural style of the structure.
- 3) Where removal of a porch adds to the historic character of the main structure, it is encouraged.
- 4) New and/or enlargement of an existing porch or portico will likely require review by the board. Please check with City staff prior to proceeding with any changes.

# **Additions to Primary Structures and Accessory Structures**

## **Background**

Additions to primary structures can be found on a number of contributing and non-contributing homes within the Grandview Historic District. Various reasons are found for additions that have occurred in the past, including the need for more living space as a family grew or stemming from a desire to remodel as styles and trends changed. Moreover, as time has passed, the primary function and locations of rooms that make up a structure have evolved. Historically, bedrooms, bathrooms and kitchens were smaller in size when compared to modern floor plans which typically include larger kitchens and master bedrooms. Past additions can become part of a structure's history and reflect the period and style when they occurred.

The roots of the Grandview Historic District are ultimately traced to the structures in the District. These historic structures are noticeable to the average person as traveling through the District to represent historic qualities and designs typical of quality neighborhoods developed in the early 1900's. The primary structure in the historic district is typically the original home or commercial building that dominates the property in size and use relative to any other structures. The objective of this Chapter is to preserve the historic character of the district and property, while providing for additions and accessory buildings that are sensitive to their visibility from the street. This objective is accomplished by limiting locations, sizing, and architectural styles/details of additions and accessory structures.

## **Additions to Primary Structures**

### **Intent:**

The intent of this section is to establish when and where additions are appropriate and provide options for creating additional living space, while preserving the historic architectural integrity and character of the main structure. It is also the intent to be able to easily interpret the architectural style of the historic structure after new additions or alterations are constructed.

### **Standards:**

- 1) Additions and structural alterations shall be limited to the rear and side yards and set back from the front of the existing structure to minimize visual impacts when viewed from the street.
- 2) New additions shall be designed in keeping with the original architectural character, color, mass, scale, form, and materials and have the least impact upon existing character-defining features. New additions shall be designed to remain subordinate to the main structure.
  - a) The relationship of height to width of new additions and their sub-elements, such as windows and doors, shall be compatible with the character of the surrounding historic structures within the district.
  - b) The relationship of wall to window shall also be compatible with related elements of the structure and with historic character of the surrounding historic structures within the district.
  - c) The roof form of a new addition shall be in character with that of the primary structure and keep the mass and scale subordinate to the primary structure.
  - d) Blank facades without windows shall not be used.
  - e) When constructing new additions, do not obscure, damage, destroy or remove original architectural details and materials of the primary structure unless they are being repaired, or replaced with exact replicas. This includes removal of any second story of a historic structure.
  - f) Original entrances to structures, front porches, and projecting features, such as balconies, bays, and dormer windows shall be retained or restored.
  - g) A rooftop addition (defined as any feature altering the original roof shape or design) shall be set back from the front of the structure. This will help preserve the structure's proportions as seen from the street.
  - h) Original second stories shall not be removed to add a new addition to the structure or to lower the roof, but some modification is allowed to accommodate an expansion of livable space.
  - i) When adding a dormer to an existing roof, it shall be in character with the primary structure's design.
- 3) An addition shall be made distinguishable from the original structure, even in subtle ways, so that the character of the original structure is not altered.
- 4) New front entrances are prohibited from additions.

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- 5) Respect traditional entrance patterns when planning any additions to an historic structure (e.g. front entrances are predominant in the district).
- 6) The height of any addition shall not exceed the height of the original structure. A second story cannot be created where one does not currently exist.
- 7) Mechanical and electrical equipment, such as solar panels, air conditioners, and attic fans, shall not be placed on primary, character-defining facades or roofs and must not be visible from the street.

**Options and Guidance:**

- 1) Removing or correcting earlier, inappropriate repairs or additions is encouraged. (See General Section for alternatives.)
- 2) Creating an offset in the foundation between the original and new structures may help to define an addition.
- 3) Even applying a new trim board at the connection point between the addition and the original structure can help define the addition.
- 4) See also Preservation Briefs #14: *New Exterior Additions to Historic Buildings*, published by the National Park Service. Preservation Briefs may be found on the Internet at [www.cr.nps.gov/hps/tps/briefs/presbhom.htm](http://www.cr.nps.gov/hps/tps/briefs/presbhom.htm)
- 5) Minimize damaging historic materials in order to insert new mechanical and electrical systems, such as cutting holes in walls.
- 6) If an addition is proposed to be added to the front of a structure, the addition shall go through the board for review and approval. Please contact staff prior to proceeding.
- 7) Secondary front entrances, subordinate to the primary entrance may be allowed through board approval.
- 8) When a property has features and architectural details of multiple styles, determine the predominant style and use those features and architectural details.

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- 9) Board review is required for proposed additions that do not mimic the original character of the structure.

## **Accessory Structures**

### **Intent:**

Accessory structures are typically smaller detached garages, accessory apartments, garden/storage sheds, or workshops. Primary characteristics of accessory structures found in the Grandview Historic District are located to the side and rear of the primary structure, often accessible by an alley, and with architectural design that mimics and complements the style and details found on the primary structure.

The intent of this section is to provide standards and guidance for establishing accessory structures, encourage them to complement the historic details of primary structures, and preserve the traditional placement pattern found within the District.

### **Standard:**

- 1) Locate an accessory structure to the rear of the primary structure.
- 2) Accessory structures shall be similar in character and design to those seen traditionally in the district, yet subordinate in mass, size, height, and character to the primary structure.
- 3) New detached garages shall be located on the alley.
- 4) A new garage (detached or attached) shall be compatible in design with the primary structure and mimic the historic features of the primary structure.
- 5) Prefabricated storage structures shall be located at the rear of the primary structure and shall not be visible from the street.
- 6) In general, accessory structures shall be unobtrusive and not compete visually with the primary structure.
- 7) Do not introduce features of a new house style (i.e. style that doesn't exist in the district) to an accessory structure.

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**Options and Guidance:**

- 1) Locating an accessory structure to the side of a primary structure, but set back substantially may be considered where zoning regulations allow.
- 2) Removing or correcting earlier, inappropriate repairs or additions is encouraged.
- 3) Basic rectangular forms, with hip, gable or shed roofs, are appropriate.
- 4) Remodels, repairs, and modifications to existing accessory structures should be consistent with the overall architectural style, materials, and theme of the individual structure.
- 5) Character-defining features of existing accessory structures, such as primary materials, roof form, windows and door openings, and any architectural details, are encouraged to be retained and sensitively repaired whenever possible.
- 6) While the roof line of an accessory structure does not have to match the house, it is best that it not vary significantly.
- 7) It is generally inappropriate for accessory structures to be fancier (more ornate) than the primary structure. For example, details should not be added to accessory structures which would make them appear to be a residential dwelling rather than an outbuilding.
- 8) Look to the "Primary Structures" "General" section when alternative materials are proposed, or when using materials that are not of historic character. Please remember the alternatives must demonstrate meeting the intent of the section for board review.

# Site Design and Landscaping

## **Background**

When many of the residential areas in the Wenatchee community were originally developed, the lots had prescribed setback requirements. Consistent front yard setbacks created a uniform row of buildings and allowed for larger front yards.

As automobiles became increasingly available, existing and newly platted residential sites needed to accommodate the added number of cars. Some areas were developed before cars became common. Many residential sites in the District did not have an on-site parking space and some lots have been adapted overtime to accommodate the car. In areas built later, garages were generally detached from the house and placed at the rear of the lot, with access from driveways or connections to an alley.

Landscaping was commonly established in the form of green lawns and façade plantings that complimented architectural features; large mature trees are established throughout the District.

## **Setbacks – Primary Structures**

*Standards applicable to the setbacks of primary structures in the Grandview Historic District Overlay supersede those development standards of the underlying zoning. Accessory structures shall follow the underlying zoning.*

### **Intent:**

The intent of the Grandview Historic District design standards are to continue and compliment the established neighborhood and protect the character of the area. Generally, a dominant rhythm along a street is established by uniform lot and building width. Building setbacks from front and side yard property lines established by adjacent historic buildings should be maintained.

### **Standards:**

- 1) Primary structures and new porches on existing structures shall not have a front yard setback greater or less than five feet of the average setback of existing structures for the entire block on the same side of the street.
- 2) Side yard setbacks shall be consistent with adjoining properties and in no case less than five feet.
- 3) Rear yard setbacks shall be the same as the underlying zoning.
- 4) Eaves, cornices, awnings or other architectural projections may project a maximum of four feet into required front yard areas and two feet into rear and side yard areas.
- 5) Decks less than 36" may project into rear setbacks.

**Options and Guidance:**

- 1) Front yard setbacks should be equal to adjoining properties where setbacks are uniform.
- 2) In situations where the above standards cannot be met, applicants may apply for an alternative compliance to setbacks through the Historic Preservation Board.

**Access / Parking**

**Intent:**

The standards below are intended to preserve the overall appearance of the District while recognizing the dependence on automobiles has increased. This code allows property owners the ability to make reasonable use of their property for vehicle parking while recognizing the overall historic character and appearance should be preserved. In addition, access includes pedestrian considerations with over 90 percent of Grandview residences having a pedestrian path from adjoining street to front entrances.

**Standards:**

- 1) A parking pad, carport, or garage shall be located to the side or rear, and be detached from, the main structure.
- 2) A driveway shall lead straight from the street to the parking area and be no wider than 12 feet; parking areas located to the rear of the front yard setback may be greater than 12 feet in width.



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- 3) Shared driveways between two adjoining properties may be up 18 feet wide.
- 4) Pedestrian walkways shall be established from adjoining streets to front entrances with a hardscape surface.

**Options and Guidance:**

- 1) Access to off-street parking is preferable via a service alley in areas with alleys.
- 2) Reducing the amount of pavement needed for off-street parking is encouraged by using durable, dust free alternatives to the concrete pad, such as ribbon paving, grass-crete, and brick.
- 3) Consider sharing a single driveway and curb cut where multiple driveways are needed with adjoining property owners.
- 4) Consider locating a carport substantially behind the front of the main structure to minimize visual impacts to the primary structure.
- 5) A parking area should be located to the rear of a site unless there is no land available for a parking area; in such cases alternative compliance may be applied for with the Historic Preservation Board.
- 6) Do not use a front yard for parking. Instead, use a long driveway or alley access that leads to parking located behind a building.
- 7) Consider brick, concrete, flagstone or similar materials for pedestrian walkways to front entrances.

**Landscaping**

**Intent:**

The Grandview Historic District has a wonderful collection of old-fashioned landscape material; some of which were planted shortly after the houses were constructed. There is a combination of ornamental and natural plants. Using plants that complement the period architecture and enhance the historic character of the district is an inexpensive way to continue the historic spirit of the district.

**Standards:**

- 1) Historic topographic features including leveling, terracing, or fill on a lot shall be preserved.

**Options and Guidance:**

- 1) Landscaping between the sidewalk and front façade should consist at a minimum of natural lawn.
- 2) The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn. Paving and nonporous ground coverings (rock and gravel) should be minimized.
- 3) Where historic plantings exist, they should be preserved in their original locations. If these features cannot be preserved, they should be relocated or replaced in kind.
- 4) Mature trees and hedges should be preserved whenever possible.
- 5) Where appropriate and feasible, street trees should be planted consistent with that of a similar species and spacing of other street trees in the area, in accordance with the “Streets” section of this Handbook.
- 6) Landscape fixtures and furnishings should be complementary to the district in terms of materials, patterns, colors, sizes, forms, textures, and finishes. Examples include iron benches would be appropriate in relation to a Victorian house, while a Craftsman home would be better complemented with traditional wooden benches. If low garden structures (i.e. water fountains, pergolas, arbors, etc.) are being installed, materials that reflect the palette of the house should be used.
- 7) Artificial plant materials are discouraged.

**Fences / Walls / Retaining Walls**

**Intent:**

Front and side yard fences / walls are intended to allow viewing of front yards and buildings from the street and not create a “closed off” feeling to the neighborhood as a whole. Retaining walls should reflect the design and materials of the period.

**Standards:**

- 1) A front yard fence or wall shall not exceed 40 inches in height and shall not obstruct more than 50 percent of the views into the yard. Chain-link, wire and vinyl fences are not allowed; front gates and/or arbors may exceed the 40 inch height requirement.
- 2) A side yard fence shall not exceed 40 inches in height from the front property line to the front façade of the primary structure and shall be of a material consistent with the front yard fence.
- 3) Side yard fences, located to the rear of the front façade may be a maximum of six feet in height.
- 4) Rear yard fences may be a maximum height of six feet and may use wood, chain link, or vinyl.
- 5) Where retaining walls are constructed, they shall be made of brick, poured concrete, or natural rock.

**Options and Guidance:**

- 1) Consider fence design and materials that complement the style and period of the house, such as wood, iron, brick, or stone.
- 2) Concrete retaining walls should have a finished appearance that does not include impressions from non-decorative plywood forms or ties and anchors.
- 3) Consider repeating patterns or stamped forms for concrete walls and retaining walls.  
Example of repeating design / pattern for concrete retaining wall:



# Streets, Alleys, and Parks

## Background

The public spaces of streets, alleys, and parks are a critical component of the Grandview Historic District. The character of this space is integrated with private property to enhance the historic nature of the neighborhood. The area is largely made up of narrow streets and alleys which are a unique development characteristic that does not generally occur in today's residential developments. Some of the advantages of this type of development include reduced speeds, reduced clutter resulting from utilities being located in the alleys, mature street trees, sidewalks separated from the street, and historic features such as concrete streets and stamped sidewalks.

Chase Park is located within the District providing a unique neighborhood park experience that is well within walking distance of homes in the District. The neighborhood has expressed interest in maintaining the park to compliment the historic character of the District. The neighborhood was involved in 2011 in the development of a master plan for the park. Traditional park features were recommended and are included in the Parks and Recreation Capital Improvement Plan.

This Chapter is intended to direct public improvements, maintenance, and operations in the Grandview Historic District to provide for the preservation of the historic character of the District. Provisions apply to the City of Wenatchee Public Works Department and all franchise utilities. This Chapter is also intended to address areas of public and private interface and thus should be utilized when addressing private property improvements that impact the public right of way. In addition, city code and state law require the adjoining property owner to maintain and be responsible for the area between the curb and the property line. Thus, street trees, sidewalks and planter strips are the responsibility of the adjoining property owner to maintain. On the other hand, it is the responsibility of the City to oversee and govern the maintenance of these facilities on behalf of the general public.

## Alleys

**Intent:**

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Alleys within the historic district were planned for vehicular access and for the placement of overhead utility lines. This allowed for front yards and public streets to remain clear and visually pleasing. Those streets not having alley access have more utilities crossing over the streets and parking strips creating visual “clutter.” In addition, alleys are a unique development feature that are rarely implemented in today’s development which allow garages to be accessed from the back of the lot as well as other services such as garbage pickup.

**Standards:**

- 1) Alleys shall be maintained for their primary uses of access and utilities.
- 2) Underground and overhead utilities shall be located in the alleys.
- 3) The City shall consider the function of the alley in maintaining the character of the neighborhood when considering alley vacation requests.
- 4) Alleys shall be maintained by the adjoining property owner to promote safe passage as well as neighborhood safety. This maintenance includes vegetation control, removal of debris and clutter, painting of fences and retaining walls, graffiti removal, alley lighting, and other related items that impact the appearance of the alley.
- 5) The City and other public utilities shall have the responsibility for maintaining utilities and the surface conditions of the alley, consistent with the maintenance programs and codes for public streets and alleys.

**Options and Guidance:**

- 1) Underground and overhead utilities may be located in the fronting street upon board approval as described in the streets section of this chapter.
- 2) Alley safety is encouraged through enhancement with lighting and visibility from abutting buildings or power pole mounted street lights, taking care not to encroach on a neighbor’s living space with intensive safety lighting. Lighting of alleys is the responsibility of the property owners consistent with the City street lighting policy.

**Sidewalks**

**Intent:**

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Sidewalks are a defining public feature within the District. Many sidewalks are stamped and may have details such as horse rings. The sidewalks are often separated from the street creating a very comfortable pedestrian environment. The following standards pertain to anyone working within the public right of way impacting sidewalks.

**Standards:**

- 1) Stamping patterns shall be preserved or restored consistent with the surrounding sidewalks.
- 2) Other features, such as horse rings, within the sidewalk shall be preserved.
- 3) Sidewalks shall be constructed to a standard consistent with the City Public Works Department sidewalk standards in terms of American with Disabilities Act requirements, concrete thickness, preparation, concrete mix design, and sidewalk widths. However, sidewalks shall be otherwise constructed consistent with the same look and location of the original sidewalks.

**Options and Guidance:**

- 1) Replacement of sidewalk in disrepair is encouraged to improve pedestrian safety. The City of Wenatchee Public Works Department will work with homeowners and contractors to replicate existing stamping patterns. If the exact stamping pattern used historically is not available, then the replaced sidewalk shall closely resemble the scale and textures of the historic patterns.
- 2) The features such as horse rings reflect an earlier time when walking, biking, and using horses were the primary means of transportation in the neighborhood and shall be maintained unless they pose a specific safety hazard such as a tripping point. In such cases, horse rings may be removed, but shall be preserved and either relocated to a safe location or provided to the Wenatchee Valley Museum for preservation.
- 3) Sidewalks are often damaged by the roots from street trees. Replacement of the street tree and sidewalk by the adjacent land owner is encouraged and permitted with approval from the City Public Works Department. Property owners shall obtain a City right of way permit prior to working within the right of way. Implementation of construction techniques to replace sidewalk while preserving existing street trees is encouraged.

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- 4) Sidewalk repair around public facilities such as fire hydrants and water meters are the responsibility of the City of Wenatchee Public Works Department. All other sidewalk maintenance is the responsibility of the adjoining property owner according to Chapter 7 of the Wenatchee City Code and the Revised Code of Washington.
  
- 5) A common place of disrepair is where driveways cross sidewalks. The City encourages property owners to replace or repair existing damaged driveways. New driveways may be permitted if they are consistent with the "Access / Parking" section of this Handbook.

## **Public Utilities and Street Appurtenances**

### **Intent:**

Public utility facilities such as water meter covers, manhole covers, hydrants, street lights, and signs are unique features of the District and should be preserved unless replacement is necessary for public health and safety reasons. These elements have historic significance to the development of the District as they are often stamped with dates and have unique designs that add to the character of the District. Many historic public utility features do not meet current standards for public safety and thus must be upgraded. Whenever possible, efforts should be made to mitigate the changes in appearance of these features by either replicating the historic look of these features or at least minimizing the visibility from the street.

### **Standards:**

- 1) Street light fixtures shall be historic in nature and meet standards approved by the Historic Preservation Board, if any exist.
  
- 2) Street lights shall be installed in accordance with the City Lighting Policy which states that lights should be installed at intersections of Collector Streets and in locations where accident history demonstrates a need.
  
- 3) Street name signs shall be installed consistent with standards approved by the Historic Preservation Board, if any exist.
  
- 4) Utility appurtenances shall be replaced only when necessary for public safety and public health purposes. When utility appurtenances are replaced, they shall meet current standards for public safety and health. Whenever reasonably possible, appurtenances should be replaced in a manner to minimize their visual impact. Utility purveyors shall obtain historic preservation staff review prior to work within the District. If utility

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changes significantly alter the look of the District, staff may require board review and approval.

- 5) Overhead utilities shall utilize alleys to the greatest extent possible. Approval by the Historic Preservation Board is required if utilities are to be relocated or added to a fronting street rather than in an alley.

**Options and Guidance:**

- 1) Improving lighting within the District is encouraged and standards for fixture types should be developed through cooperation of the neighborhood, Historic Preservation Board, and the City.
- 2) Street lighting improvements at intersections is encouraged through the use of Local Improvement Districts.
- 3) Developing historic district awareness through street name signs is encouraged. Standards for street name signing should be developed through cooperation of the neighborhood, Historic Preservation Board, and the City.
- 4) Utility appurtenance standards may be developed by staff for the District, but should consider the cost of maintenance and ongoing operation of the utility.
- 5) Existing overhead utilities located in the fronting street may be maintained and expanded upon if utilizing the same pole lines or if there is no alley or utility easement located to the rear of the properties.
- 6) Where it is not reasonably feasible for utilities to locate in the alley due to conflicts, utilities may locate within the street in a location such that the character of the street is not compromised.

**District Recognition**

**Intent:**

The Grandview Historic District is an asset of Wenatchee. Recognition of the neighborhood is encouraged through the use of historic plaques and informational signs on the street that let people know they are in the District. Identifying individual buildings and other places of



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significance within the district such as historic parks or other public areas helps create recognition of the District.

**Standards:**

- 1) Historic Register plaques shall be purchased through the City. Details are available from Historic Preservation Staff.
- 2) District signing shall meet any standards in place.



**Options and Guidance:**

- 1) The location and design of District signing should be developed through cooperation of the neighborhood, Historic Preservation Board, and the City.
- 2) Plaque or other signage ideas might include:
  - a) Installation of metal signs marking the district on top of or placed onto existing street poles at the edges of the district boundary. Development of a sign design is encouraged through cooperation of the neighborhood and the Historic Preservation Board.
  - b) Marine grade fabric banners may be installed on street light poles.
  - c) Individual house markers could be placed on individual houses near the front door or placed on a framed metal marker or on a small stone marker near the front walk.
  - d) Printed information about the district could be made available.

**Streets**

**Intent:**

Many of the streets in the District have unique characteristics not found in today's developments. For example, some of the streets are concrete, many are very narrow, some have mature street trees and or planter strips between the curb and sidewalk and the streets are generally connected in a grid pattern. The pattern of streets is a very significant organizing element in residential neighborhoods. Preservation of these unique features is desired and should be considered in the maintenance of streets. Whenever possible, efforts should be made to mitigate changes in appearance of streets to replicate the historic look. The underlying goal of the Grandview Historic District is to maintain the historic appearance from the street. Thus it is critical that the historic appearance of the street itself is also maintained.

**Standards:**

- 1) Any new street construction or reconstruction shall match existing characteristics of the street or surrounding streets in terms of width, function, and look.
- 2) Traffic calming features shall be historic in type to add to the look and feel of the neighborhood.
- 3) Any geometric reconfiguration of streets including traffic calming and street reconstruction shall obtain approval from the Historic Preservation Board.
- 4) The adjoining property owner is responsible for maintenance of street trees. Replacement of street trees with new trees consistent with the City Tree Ordinance is permitted by receiving a right of way permit from the City Department of Public Works. Permanent removal without replacement of street trees shall require approval of the Historic Preservation Board unless the City Engineer determines that permanent removal of the tree addresses a safety problem.
- 5) The adjoining property owner is responsible for planter strips. Replacement of planter strips with grass or shrubs is permitted by receiving a right of way permit from the City Department of Public Works. Permanent removal of planter strips shall require approval of the Historic Preservation Board unless the City Engineer determines that removal addresses a safety problem.

**Options and Guidance:**

- 1) It is recognized that streets, just like homes, require maintenance to preserve the District. Maintenance of streets may require upgrades to current safety standards. Any upgrades should be accomplished in a manner consistent with the appearance of the neighborhood.
- 2) Traffic calming devices may be used to improve the livability of a neighborhood. They should be designed to have the least amount of impact on the street pattern. Traffic calming utilizing narrow streets is encouraged and is consistent with many streets in the District. Use of landscaping in conjunction with traffic calming devices is also encouraged.

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- 3) Street trees are an important characteristic of the majority of streets in the District. Street tree maintenance is the responsibility of the adjoining property owners in the residential areas of town. It is recognized that street trees need replacing over time. Replacement trees should be located in the same location; however, they may be moved to accommodate safety, driveways, and to improve the overall look of the street.
- 4) Some of the planter strips and street trees have been removed in the past. Restoration of planter strips and street trees is encouraged to help improve the overall look of the neighborhood.

## **Parks**

### **Intent:**

Parks are important public spaces in a neighborhood. Chase Park is currently the only park located within the District. Park features that are historic in nature should be maintained when feasible and proposed improvements should be developed in a fashion to compliment the historic appearance of the District.

### **Standards:**

- 1) If tree removal in Chase Park is required, trees shall be replaced consistent with the Community Forestry Plan, City Tree Ordinance and master plan for Chase Park contained in the Parks and Recreation Capital Improvement Plan.
- 2) Improvements to Chase Park or the development of new park areas must adhere to the criteria found in the Park Design Standards and Development Policies.
- 3) Modifications to the master plan for Chase Park including reconstruction or the addition of new amenities shall obtain approval from the Parks and Recreation and Historic Preservation Boards.

### **Options and Guidance:**

- 1) Maintenance of park amenities including trees to comply with safety requirements is encouraged and does not require Historic Preservation Board or Parks and Recreation Advisory Board approval.
- 2) A collaborative process involving the Historic Preservation Board, Parks and Recreation Advisory Board and the neighborhood for developing plans for new parks in the District

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is encouraged. The level of design review should be balanced between City staff, the neighborhood, the Parks and Recreation Advisory Board, and the Historic Preservation Board.

# Appendix A: Historic Review Standards (Wenatchee City Code)

## Wenatchee City Code 10.40.060 Grandview historic district (GHD).

The purpose of the Grandview Historic District overlay is to implement special design and review standards that protect and promote the historic character of the Grandview Historic District designated to the City of Wenatchee Register of Historic Places pursuant to WCC Chapter 2.36.

- (1) The City of Wenatchee document entitled "Grandview Historic District Preservation Handbook" dated February 13, 2013 is hereby adopted by this reference and declared to be a part of this title. Said provisions contained in the Handbook shall apply to all properties located within the Grandview Historic District boundaries. A copy of the Grandview Historic District Preservation Handbook shall be kept on file in the office of the Community Development Department.
- (2) The listed "Standards" found in the Preservation Handbook are required to be followed on portions of properties visible from the street to preserve the historic character of the District as a whole. For this purpose, alleys are not considered public streets. Visible from a public street shall be determined by whether the work is visible from any location while standing on the public sidewalk in front of the subject property and standing on the sidewalk in front of adjacent properties. "Options and Guidance" provisions included in the Handbook are not required provisions. They provide additional information for meeting the intent of each section, and provide alternative options to meet the intent that may require Historic Preservation Board approval and/or staff review.
- (3) **Pre-Approved Actions.** The following actions shall comply with applicable provisions of the Grandview Historic District Preservation Handbook, but shall not be subject to any historic preservation review. An action listed below does not guarantee that another City permit or approval is not required.
  - (a) "Emergency repair," defined as work necessary to prevent destruction or dilapidation to real property, including any structures, immediately threatened or damaged by fire, flood, earthquake or other disaster.
  - (b) Interior reconstruction, alteration, restoration, remodeling or repair.
  - (c) "Ordinary Maintenance and Minor Repair", defined as work for which a City permit is not otherwise required, and where the purpose and effect of such work is to

correct any deterioration, decay or damage to real property, including any structures, and to restore it to its prior condition with like or same materials, including but not limited to:

- (i) Exterior painting or staining,
  - (ii) Foundations,
  - (iii) Siding, trim, or masonry (tuck pointing),
  - (iv) Roofing,
  - (v) Windows.
- (d) Life safety and/or accessibility improvements not requiring a City building permit and constructed in a temporary fashion without damaging the integrity of the existing structure.
- (e) Landscaping improvements, including hose reels and sprinklers.
- (f) Fences and retaining walls not visible from a public street.
- (g) Window air units and satellite dishes.
- (h) Gutters and downspouts.
- (i) Signs exempt from Chapter 10.50 Signs pursuant to WCC 10.50.020.

**(4) Actions Subject to Historic Preservation Staff Approval.** The following actions shall be subject to the review of historic preservation staff as a Type 1 application in accordance with WCC Title 13 for compliance with applicable provisions of the Grandview Historic District Preservation Handbook. All decisions of the historic preservation staff are subject to appeal in accordance with WCC Chapter 13.11 Appeals.

- (a) Any exterior work located on the rear and/or sides of a primary or accessory structure and not visible from a public street.
- (b) Exterior work to a primary or accessory structure visible from a public street, retaining the size, placement, style, features and materials of original features.
- (c) New mechanical and electrical equipment, including but not limited to solar panels, heating and air conditioner units, and propane tanks, located to the side of the primary structure and not visible, or screened from view (such as with landscaping or fencing), from a public street.
- (d) New driveways or parking pads.
- (e) New detached accessory structures not visible from a public street.
- (f) Demolition of any primary or accessory structure.
- (g) Fences and retaining walls visible from a public street.
- (h) Signs not exempt from WCC Chapter 10.50 Signs.
- (i) Replacement or other changes to utility appurtenances by utility purveyors.

(5) **Actions Subject to Historic Preservation Board Approval.** The following actions shall be subject to the review of the historic preservation board in accordance with WCC 2.36.170 for compliance with applicable provisions of the Grandview Historic District Preservation Handbook. All decisions of the historic preservation board are subject to appeal in accordance with WCC Chapter 13.11 Appeals.

- (a) New construction, including new accessory structures, visible from a public street.
- (b) Rooftop and/or building additions visible from a public street.
- (c) Exterior work visible from a public street not listed above, such as use of different materials, modification of original features, etc.
- (d) Alternative compliance, in accordance with the provisions listed in item (6) below.
- (e) Individual property addition to or removal from the Grandview Historic District, in accordance with the provisions listed in item (7) below.
- (f) Utility appurtenance changes by utility purveyors that significantly alter the look of the District, as determined by staff.
- (g) Relocating or adding overhead utilities to a public street, not including alleys.
- (h) Geometric reconfiguration of streets, including traffic calming and street reconstruction.
- (i) Permanent removal of planter strips and/or street trees without replacement, unless determined by the City Engineer that removal addresses a safety problem.
- (j) Modifications to the Chase Park Master Plan.

(6) **Alternative Compliance.** In certain circumstances an applicant might propose an alternative approach that meets the overall intent of the Historic District and does not change a property from contributing to noncontributing status. The following process shall be followed to grant alternative compliance to any of the standards listed in the Grandview Historic District Preservation Handbook.

- (a) An application for alternative compliance shall be made in writing prior to consideration by the historic preservation board. The application shall contain the following information:
  - (i) The standard(s) that are proposed for deviation.
  - (ii) Written documentation demonstrating why the proposed alternative compliance will not negatively impact the Grandview Historic District or surrounding properties.
  - (iii) Drawings and/or illustrations of the proposed project.
- (b) The historic preservation board shall review any alternative compliance request and approve alternative compliance only when the following findings are made:
  - (i) The proposed project will not negatively impact the district or surrounding properties.

- (ii) The proposed construction meets the intent of the district and standards.
- (iii) Granting of the alternative compliance does not change the Historic District status of the property from “contributing” to “noncontributing.” A “contributing” property meets the criteria for listing on a register of historic places and/or may add to the historic inventory of a district versus “noncontributing” which is a property that has been altered from original design and no longer retains its historic quality.

**(7) Individual Property Addition to or Removal from the Grandview Historic District.** The following criteria and process shall guide any proposed boundary changes that may come from property owners wishing to have their properties added to or removed from the district.

- (a) Any request for individual property addition to or removal from the Grandview Historic District will be docketed, consistent with the city’s annual Comprehensive Plan amendment schedule, and all requests will be considered concurrently during the annual Comprehensive Plan amendment process.
- (b) Requests shall be considered by the Historic Preservation Board at a public hearing. The Board’s recommendation will be forwarded to the Planning Commission and then City Council for final action. All property owners within the Grandview Historic District shall receive a public notice of the request and public hearing with the Board.
- (c) Property proposed for addition or removal must not cause the percentage of contributing properties within the Grandview historic district boundaries to drop below 75 percent. Removal of property that is designated as contributing is strongly discouraged.
- (d) Property proposed for addition or removal must be on the edge of the district, providing logical boundaries that are parallel and/or perpendicular to common streets.
- (e) Property proposed for removal must provide a plan to show how exemption of property from the Grandview historic district will not harm the district. The plan must address issues including but not limited to:
  - (i) Adequate transition buffers if change of use or new construction is in the plan;
  - (ii) Meet all existing development codes;
  - (iii) Must be compatible in scale to properties adjacent, etc.



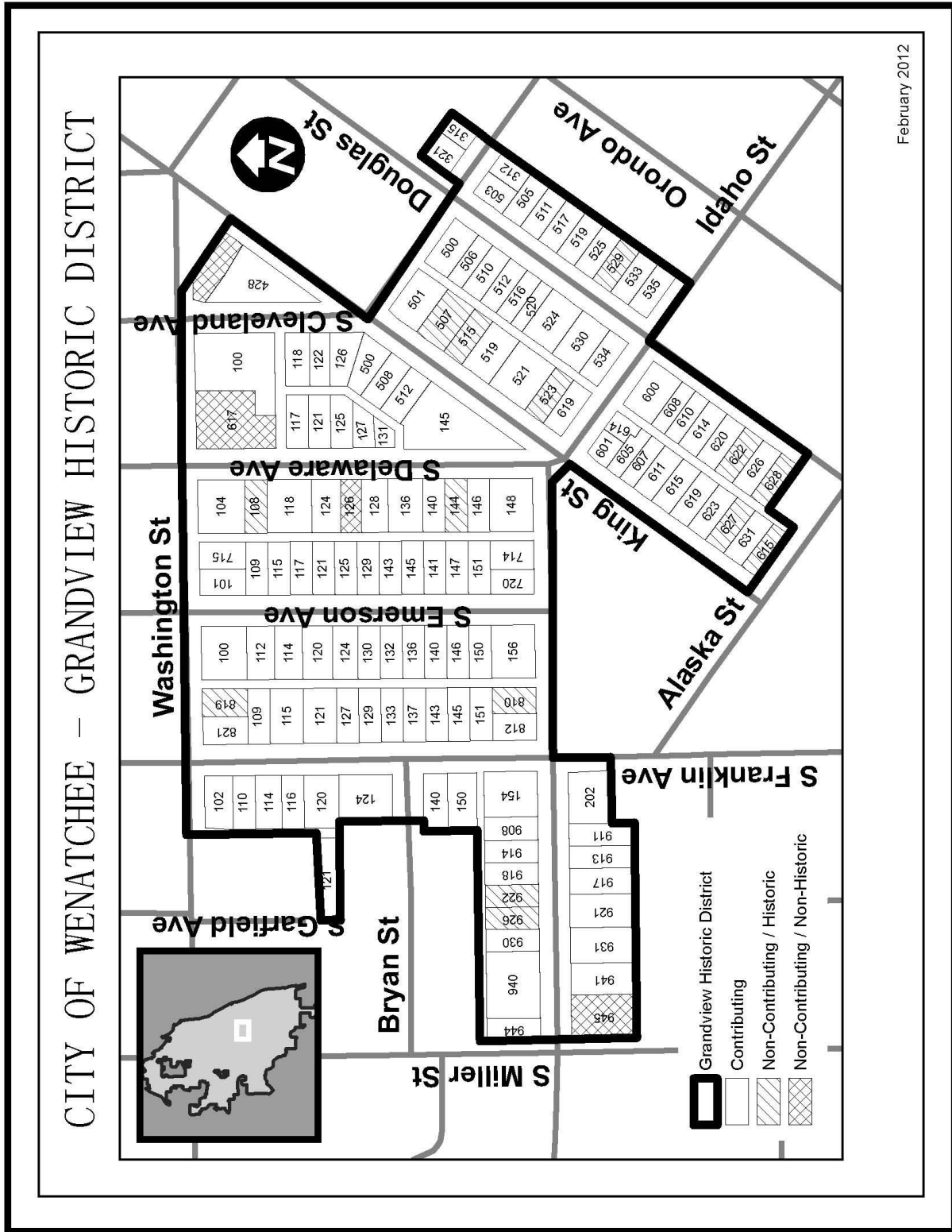
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(f) A Notice to Title removing or adding a property to the Grandview Historic District shall be recorded with the Auditor's Office in a form acceptable to the City, and paid for by the property owner.

**(8) Removal of Grandview Historic District from Wenatchee Register of Historic Places.**

Property owners may submit a petition to the City Council signed by a minimum of 20 percent of Grandview Historic District property owners, requesting the City to sponsor a vote to remove the District from the Wenatchee Register of Historic Places. The City Council may accept or deny the petition and sponsor a vote of all GHD property owners. The vote shall be conducted and paid for by the City similar to an official election process, including the use of secret ballots and County Assessor property owner records. Ballots will be circulated to all property owners and shall be returned by mail or placed in a drop-box at City Hall by the date specified. Each property owner shall have one vote per property. In order for removal of the Grandview Historic District to be approved by the City, a simple majority of property owners (not a simple majority of ballots received) within the district shall support the removal of the district.

# Appendix B: Grandview Historic District Map



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## **Appendix C: Glossary and References**

Please see the City's Grandview Historic District website ([www.wenatcheewa.gov/GHD](http://www.wenatcheewa.gov/GHD)) for a current Glossary of architectural terms and references for historic preservation.